

ASSESSMENT ENGINEER'S REPORT

Prepared for the

CITY OF SAN DIEGO

**Downtown
Property & Business Improvement District**

Annual Update for Fiscal Year 2004

**under the provisions of the
Property & Business Improvement District Law of 1994
of the California Streets & Highways Code**

Prepared by

**BOYLE ENGINEERING CORPORATION
7807 Convoy Court, Suite 200
San Diego, CA 92111
(858) 268-8080**

September 2003

CITY OF SAN DIEGO

Mayor

Dick Murphy

City Council Members

Scott Peters
District 1

Brian Maienschein
District 5

Michael Zucchet
District 2

Donna Frye
District 6

Toni Atkins
District 3

Jim Madaffer
District 7

Charles Lewis
District 4

Ralph Inzunza, Jr.
District 8

City Manager

Michael T. Uberuaga

City Attorney

Casey Gwinn

City Clerk

Charles G. Abdelnour

City Engineer

Frank Belock

Assessment Engineer

Boyle Engineering Corporation

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Downtown Property & Business Improvement District

Preamble

Pursuant to the provisions of the "Property and Business Improvement District Law of 1994" (being Part 7 of Division 18 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIII D of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the DOWNTOWN PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (hereinafter referred to as "PBID"), BOYLE ENGINEERING CORPORATION, as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this annual update report for the PBID.

FINAL APPROVAL, BY RESOLUTION NO. _____,
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE
_____ DAY OF _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Downtown
Property & Business Improvement District (PBID)

Apportionment Method: Lot/Building Square Footage (SF)
Linear Foot of Street Frontage (LF)

	FY 2003		FY 2004 ⁽¹⁾	
Total Parcels Assessed:	3,977		4,702	
Total Estimated Assessment:	\$2,493,624		\$2,631,338	
Total Number of Units:	SF	LF	SF	LF
Core/Columbia	24,473,555.75	82,565.32	24,851,604	82,804
Cortez	6,291,361.15	37,557.10	6,867,017	36,991
East Village	12,743,141.65	105,721.54	12,748,830	102,436
Gaslamp Quarter	2,123,675.94	15,884.13	2,199,188	15,879
Marina	6,190,524.79	26,318.65	6,074,670	26,602
Unit Assessment Rates ⁽²⁾:	\$/SF	\$/LF	\$/SF	\$/LF
Core/Columbia	\$0.0245	\$5.8883	\$0.0258	\$6.1827
Cortez	\$0.0122	\$1.8800	\$0.0128	\$1.9740
East Village	\$0.0245	\$3.3274	\$0.0258	\$3.4938
Gaslamp Quarter	\$0.0885	\$11.3284	\$0.0930	\$11.8948
Marina	\$0.0213	\$3.6150	\$0.0224	\$3.7958

⁽¹⁾ FY 2004 is the City's Fiscal Year 2004, which begins July 1, 2003 and ends June 30, 2004. Total Parcels Assessed, Total Estimated Assessment, and Total Number of SF and LF may vary from prior fiscal year values due to parcel changes.

⁽²⁾ Unit Assessment Rates subject to annual cost indexing provisions as set forth in this Assessment Engineer's Report.

PBID History: The PBID was formed in February 2000. By a ballot proceeding, majority property owners approved annual and maximum authorized assessments, and provisions for annual cost indexing. The PBID has a 5-year statutory life (which began July 1, 2000).

Annual Cost Indexing: An increase of assessments, under authority of annual cost indexing provisions, is required for Fiscal Year 2004.

Bonds: No bonds will be issued in connection with this PBID.

Background

On February 22, 2000, the Downtown Property & Business Improvement District (PBID) was established to provide new improvements and activities, including public safety, enhanced maintenance and lighting programs, and other services above and beyond those currently provided by the City of San Diego (City). The PBID encompasses areas previously included in the Downtown Maintenance Assessment District that was formed in 1997.

The purpose and formational framework of the PBID are as set forth in the *Management Plan for the Downtown San Diego Property-Based Business Improvement District* (dated June 1999) prepared by Progressive Urban Management Associates, Inc. and Hormann & Associates, incorporated herein by reference. The improvements and activities funded by the PBID are generally described as follows:

- ◆ ***Privately Contracted Maintenance Programs***: to increase the scope and frequency of landscaping, sidewalk, litter and graffiti cleanup.
- ◆ ***Public Safety Programs***: to support crime prevention, reduce the incidence of nuisance crimes, productively address the challenges associated with downtown's street populations, and generally make downtown streets more hospitable.
- ◆ ***Enhanced Lighting***: to provide electricity and maintenance for mid-block lighting throughout downtown.
- ◆ ***Public Information, Program Management & Reserves***: Public Information, Program Management and Reserves to ensure professional and accountable deployment of improvements and activities.

The PBID has a statutory life of 5 years (which began July 1, 2000) and is managed by the Downtown San Diego Partnership in accordance with the *Operating Agreement Between the City of San Diego and the Downtown San Diego Partnership* dated June 29, 2000, incorporated herein by reference.

Proceedings for Fiscal Year 2004

This PBID is authorized and administered under the provisions of the "Property and Business Improvement District Law of 1994" (being

Part 7 of Division 18 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law").

The purpose of the proposed proceedings and this Assessment Engineer's Report is to update the PBID budget and assessments for Fiscal Year 2004.

Bond Declaration

No bonds will be issued in connection with this PBID.

PBID Boundary

The PBID boundary is generally the same as the former Downtown Maintenance Assessment District formed in 1997. The boundary includes most of downtown San Diego south and west of Interstate 5. For benefit apportionment purposes, the PBID has been divided into the following five zones: Core/Columbia, Cortez, East Village, Gaslamp Quarter, and Marina. The PBID boundary and zones are depicted in Exhibit A.

The Boundary Map for the PBID is on file in the Maintenance Assessment Districts Section of the Park and Recreation Department of the City of San Diego, and by reference is made a part of this report. The Boundary Map is available for public inspection during normal business hours.

Project Description

The PBID funds the following improvements and/or services:

Privately-Contracted Maintenance Services

The PBID provides resources for a variety of maintenance service activities as shown in Table 1 on the following page.

TABLE 1: Estimated Level of Service by Zone

MAINTENANCE SERVICE	PBID ZONE				
	Core/ Columbia	Cortez	Gaslamp Quarter	East Village	Marina
Sidewalk Sweeping	Daily (7 days/wk)	Weekly (1 time/wk)	Daily (7 days/wk)	Weekly (2 times/wk)	Weekly (1 time/wk)
Litter Removal	Daily (7 days/wk)	Weekly (1 time/wk)	Daily (7 days/wk)	Weekly (2 times/wk)	Weekly (1 time/wk)
Power Washing	Weekly (1 time/wk)	None	Weekly (1 time/wk)	None	None
Graffiti Removal	As Needed	As Needed	As Needed	As Needed	As Needed
Landscape Maintenance	Yes	Yes	Yes	Yes	Yes
Amenity Maintenance/Repair	As Needed	As Needed	As Needed	As Needed	As Needed
<i>Estimated Deployment</i> (# of workers/hours per week)	8.0 / 320 hrs	1.0 / 40 hrs	4.0 / 160 hrs	3.0 / 120 hrs	1.0 / 40 hrs

Maintenance activities are monitored and adjusted by the PBID Advisory Board and individual Zone Committees.

Public Safety Programs

Three types of public safety programs were proposed for the PBID:

- ◆ ***Bicycle Patrols:*** To enhance the City's conventional police services visible Bicycle Patrols were recommended. The Bicycle Patrols were envisioned to be concentrated on downtown streets during daylight and early evening hours with flexibility to support events and other special needs. Bicycle Patrol members would wear bright identifiable uniforms, reinforcing the overall image of downtown. Patrol members would be trained to assist pedestrians, customers, workers, visitors and other PBID users. In addition, the bicycle patrols would act as the "eyes and ears" of local police, carrying communications devices connected to police dispatchers.
- ◆ ***Ambassadors:*** Ambassadors were recommended to enhance public safety efforts. Similar to the bicycle patrols, ambassadors would assist downtown pedestrians and act as the "eyes and ears" of local police. Ambassadors would be deployed on foot in areas with high pedestrian use, near visitor destinations and in public spaces such

as parks.

- ◆ ***Homeless Outreach Teams (HOT)***: The HOT Team is aimed at reducing the homeless population by developing individual solutions for people who have not availed themselves of social services. The HOT Team matches two police officers with a County social service representative and a psychiatric clinician. The HOT Teams have the expertise to assess the needs of each individual homeless person, based upon a case management approach. Each person in need is then matched with the appropriate social, legal, mental and physical health services provider. PBID support for the HOT Team will pay for the psychiatric clinician, a position that is not funded by the City or County.

All public safety activities are monitored and adjusted by the PBID Advisory Board and individual Zone Committees.

Enhanced Lighting

The PBID assumed the responsibilities of the former Downtown Maintenance Assessment District (i.e., collection of assessments to support downtown lighting). Pursuant to citywide policy, property owners are required to pay for costs associated with mid-block lighting. These costs include electricity, maintenance and repair. The PBID collects assessments for downtown lighting, and then contracts with the City to manage the enhanced lighting services.

Public Information, Program Management & Reserves

Public Information: Clean and safe public information programs are intended to inform both PBID ratepayers and downtown pedestrians on the services and benefits provided by PBID-financed maintenance, public safety, and lighting. A full time communications manager plus a web page, newsletters, maps and other handouts were budgeted.

Program Management: PBID programs are administered by the Downtown San Diego Partnership. Funds are allocated for PBID oversight, accounting and bookkeeping, office and supplies, insurance and other administrative expenses. City and County administrative costs associated with collection, disbursement, and accounting of PBID funds have been included in the PBID budget.

Program Reserves: A 7.5% program reserve has been included to account for uncollectables, future development impacts, and other program contingencies. The program reserve may be reduced if assessments and/or service contracts are secured from the state and federal governments.

Separation of General & Special Benefits

Consistent with City policy for the public at large, the City provides the PBID with annual contributions for landscape/tree maintenance (from the Gas Tax Fund), street sweeping once a month, energy and maintenance for minimum standard street lighting, and security (through the police department) at a standard level throughout the City. These contributions and services, reviewed and adjusted annually by the City, are considered to be “general benefit” allocated to the PBID. All other maintenance, operation, capital improvement, and administrative costs, which exceed the City’s contribution to the public at large, are “special benefits” funded by the PBID.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2004 annual expenses, revenues and assessments for the PBID are included as Exhibit B hereto.

Annual Cost Indexing

At the time of ballot proceeding originally forming the PBID in 2000, the following provision for cost indexing was approved:

“For the initial five years of the PBID, annual assessments may be adjusted by the Downtown San Diego PBID Advisory Board and its Zone Committees up to 5% per year. Actual annual adjustments may range from 0% to 5 %. Adjustments may differ within each zone reflecting the service needs identified by the PBID Advisory Board and Zone Committees.”

The unit assessment rates for FY 2004 have been increased 5% relative to the approved FY 2003 budget. Moreover, many properties have undergone development changes. To the extent practicable, assessments for these properties have been adjusted to be consistent in methodology.

Method of Apportionment

In preparing the Assessment Engineer's Report for the Downtown Maintenance Assessment District, the City concluded that the special benefit to each parcel is proportional to the linear street frontage of each parcel plus the area of the parcel and/or the square footage of the improvements constructed upon the parcel. Assessments have been apportioned to each benefiting parcel within each zone as follows:

- ◆ Fifty percent (50%) of the total amount assessed apportioned to each parcel within a zone based upon linear feet of street frontage; and
- ◆ Fifty percent (50 %) of the total amount assessed spread to each parcel within a zone based upon the parcel's area or building square footage, whichever is greater.

This methodology, while constructed for maintenance and lighting services provided by the Downtown Maintenance Assessment District, was determined to be appropriate for the public safety initiatives proposed in the PBID. Public safety programs, including bicycle patrols and ambassadors, have the greatest impact on the street level, or frontage. A safer downtown benefits the occupants of buildings; placing greater weight on buildings as opposed to land was felt to be appropriate.

This apportionment of costs recognizes the relationship between the amount of maintenance work required on those parcels with large frontages, and therefore levies a proportionally greater assessment on those parcels with a greater frontage than on parcels with a lesser frontage.

Recognizing the impacts which those parcels with extensive improvements place on the district, a portion of the assessment has based upon building square footage or parcel area, whichever is greater, since those parcels with extensive improvements receive a

greater benefit from the enhanced maintenance services funded by the assessment.

An assessment has been levied upon each publicly owned parcel, which represents the parcel's proportionate share of costs of the "special benefit." Each publicly owned parcel, except parks or designated open space area, has been assessed on the same basis as other parcels within the District.

Summary Results

The PBID boundary and zones is presented in Exhibit A.

An estimate of the costs of the improvements and services provided by the PBID is included as Exhibit B to this report.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the Fiscal Year 2004 PBID assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the PBID has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2004 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

Eugene F. Shank, PE

C 52792

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

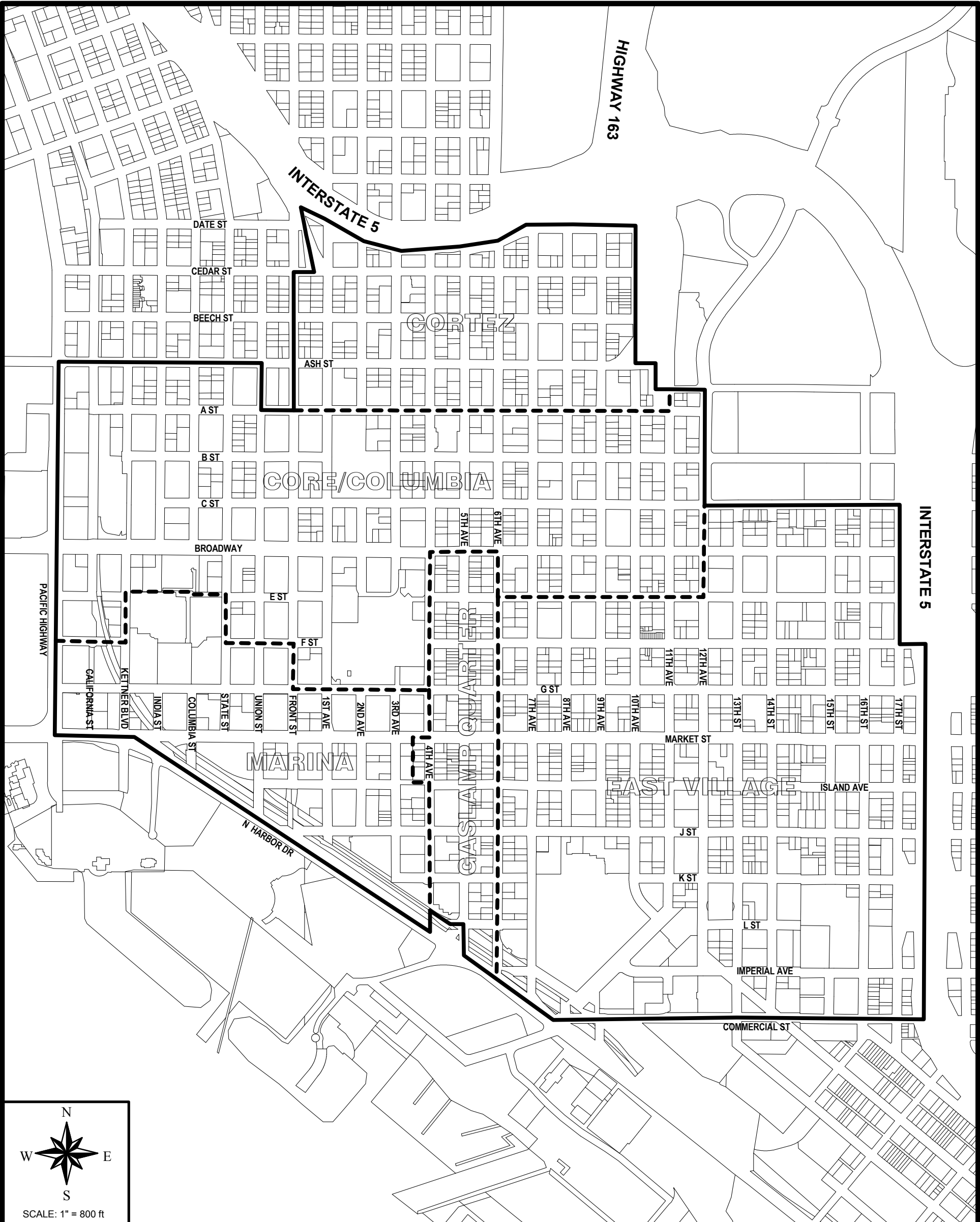
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the _____ day of _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram was recorded in my office on the _____ day of _____, 2003.

SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



DISTRICT BOUNDARY & ZONES

PREPARED BY:
BOYLE ENGINEERING CORPORATION
7807 Convoy Court, Suite 200, San Diego, California 92111 (858) 268-8080

LEGEND:
District Boundary
Zone Boundary
Parcel Line



CITY OF
SAN DIEGO

DOWNTOWN

PROPERTY & BUSINESS IMPROVEMENT DISTRICT

W.O. | DATE: SEPT 2003 | REVS:

SOURCE: SanGIS, San Diego Association of Governments, City of San Diego and Boyle Engineering Corporation.

EXHIBIT B

EXHIBIT B - Estimated Annual Expenses & Revenues (Fiscal Year 2004)
Downtown Property & Business Improvement District

	Maintenance						Safety				District Total
	Core-Columbia	Gaslamp Quarter	East Village	Cortez	Marina	Maintenance Sub-Total	Core-Columbia /East Village /Gaslamp	Cortez	Marina	Safety Sub- Total	
DESCRIPTION											
EXPENSES											
Office Supplies	2,444.00	1,196.00	936.00	312.00	312.00	5,200.00	4,080.00	360.00	360.00	4,800.00	10,000.00
Postage/ Mailing	978.00	478.00	374.00	125.00	125.00	2,080.00	1,632.00	144.00	144.00	1,920.00	4,000.00
District Mailings (Ratepayer Newsletter)	1,222.00	598.00	468.00	156.00	156.00	2,600.00	2,040.00	180.00	180.00	2,400.00	5,000.00
Other Misc supplies (Trash liners/signage/other)	23,323.00	9,639.00	14,500.00	2,891.00	3,833.00	54,186.00	20,673.00	2,048.00	2,035.00	24,756.00	78,942.00
Cement & Aggregates(Sidewalk repair)	4,112.00	1,492.00	2,881.00	620.00	895.00	10,000.00	0.00	0.00	0.00	0.00	10,000.00
Other repair (Veh / reg/gas/repairs)	22,031.00	12,671.00	7,020.00	2,340.00	2,340.00	46,402.00	12,678.00	1,163.00	1,154.00	14,995.00	61,397.00
Audit Services (accounting/ bookkeeping)	3,666.00	1,794.00	1,404.00	468.00	468.00	7,800.00	6,120.00	540.00	540.00	7,200.00	15,000.00
Misc services (Admin & management overhead)	1,222.00	598.00	468.00	156.00	156.00	2,600.00	7,500.00	668.00	732.00	8,900.00	11,500.00
Waste removal (refuse disposal)	20,459.00	7,021.00	13,708.00	2,950.00	4,258.00	48,396.00	0.00	0.00	0.00	0.00	48,396.00
Misc contract services (pond & fountain maint)	19,975.00	7,260.00	14,002.00	3,013.00	4,350.00	48,600.00	0.00	0.00	0.00	0.00	48,600.00
Reimbursement Account	-42,401.00	-14,759.00	-29,386.00	-6,325.00	-9,129.00	-102,000.00	0.00	0.00	0.00	0.00	-102,000.00
S & W - Contractors (Salary & Wages)	389,261.00	169,697.00	183,263.00	45,789.00	61,392.00	849,402.00	415,537.00	40,838.00	40,540.00	496,915.00	1,346,317.00
Fringe o/h Contractors (Employee benefits)	133,877.00	58,537.00	78,185.00	16,307.00	22,329.00	309,235.00	141,258.00	14,089.00	13,952.00	169,299.00	478,534.00
Misc Services (Uniform rental services)	4,515.00	2,082.00	2,794.00	527.00	758.00	10,676.00	1,737.00	183.00	176.00	2,096.00	12,772.00
Photocopy (Copy & Printing) (Office Copier)	841.00	411.00	322.00	107.00	107.00	1,788.00	1,404.00	124.00	124.00	1,652.00	3,440.00
Training & Travel	0.00	0.00	0.00	0.00	0.00	0.00	3,986.00	379.00	403.00	4,768.00	4,768.00
Rent land Bldgs (Space for admin. &operations)	14,664.00	7,176.00	5,616.00	1,872.00	1,872.00	31,200.00	24,480.00	2,160.00	2,160.00	28,800.00	60,000.00
Leasing/Purchase	18,983.00	7,406.00	12,201.00	2,750.00	3,790.00	45,130.00	5,984.00	541.00	538.00	7,063.00	52,193.00
Insurance (Vehicle insurance)	5,836.00	3,167.00	3,394.00	558.00	805.00	13,760.00	1,239.00	133.00	128.00	1,500.00	15,260.00
Fidelity & gen Ins (Insurance - General Liability)	6,843.00	3,349.00	2,620.00	874.00	874.00	14,560.00	11,424.00	1,008.00	1,008.00	13,440.00	28,000.00
Transfer (City Admin Charges)	6,354.00	3,110.00	2,434.00	811.00	811.00	13,520.00	10,608.00	936.00	936.00	12,480.00	26,000.00
Contingency Reserve	14,895.00	6,819.00	9,373.00	1,682.00	2,428.00	35,197.00	0.00	0.00	0.00	0.00	35,197.00
Depreciation	4,644.00	2,272.00	1,778.00	593.00	593.00	9,880.00	7,752.00	684.00	684.00	9,120.00	19,000.00
Total Operating Expenditures	657,744.00	292,014.00	328,355.00	78,576.00	103,523.00	1,460,212.00	680,132.00	66,178.00	65,794.00	812,104.00	2,272,316.00
Electric Services	5,316.00	2,024.00	3,493.00	785.00	1,092.00	12,710.00	1,224.00	108.00	108.00	1,440.00	14,150.00
Telephone	978.00	478.00	374.00	125.00	125.00	2,080.00	1,632.00	144.00	144.00	1,920.00	4,000.00
Spec Dist St Lighting	150,639.00	16,027.00	90,366.00	31,207.00	26,927.00	315,166.00	0.00	0.00	0.00	0.00	315,166.00
Water Serv-Incl Hydr Rent	11,672.00	4,587.00	7,442.00	1,600.00	2,312.00	27,613.00	0.00	0.00	0.00	0.00	27,613.00
Sewer Service Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cellular phone (Nextel phones/pagers/two-way)	367.00	179.00	140.00	47.00	47.00	780.00	1,158.00	103.00	109.00	1,370.00	2,150.00
Total Utilities	168,972.00	23,295.00	101,815.00	33,764.00	30,503.00	358,349.00	4,014.00	355.00	361.00	4,730.00	363,079.00
Equipment Outlay (Bikes & Accessories)	0.00	0.00	0.00	0.00	0.00	0.00					0.00
TOTAL EXPENSES	826,716.00	315,309.00	430,170.00	112,340.00	134,026.00	1,818,561.00	684,146.00	66,533.00	66,155.00	816,834.00	2,635,395.00
REVENUES											
Spec'l Assmts City Coll	1,153,134.00	393,408.00	686,816.00	160,919.00	237,061.00	2,631,338.00	0.00	0.00	0.00	0.00	2,631,338.00
Interest On Pool Invest (Net of interest cost)	2,350.00	1,150.00	900.00	300.00	300.00	5,000.00	0.00	0.00	0.00	0.00	5,000.00
Trans Fr Gas Tax	8,314.00	2,894.00	5,762.00	1,240.00	1,790.00	20,000.00	0.00	0.00	0.00	0.00	20,000.00
TOTAL REVENUES	1,163,798.00	397,452.00	693,478.00	162,459.00	239,151.00	2,656,338.00	0.00	0.00	0.00	0.00	2,656,338.00

EXHIBIT C

ASSESSMENT ENGINEER'S REPORT ASSESSMENT ROLL

The undersigned, pursuant to the "Property and Business Improvement District Law of 1994" (being Part 7 of Division 18 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (Article XIII D of the California Constitution), and the "Proposition 218 Omnibus Implementation Act" (California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), does hereby submit the following:

1. Pursuant to the provisions of Assessment Law and the Resolution of Intention, we have assessed the costs and expenses of the works of improvement (maintenance) to be performed in the PBID upon the parcels of land in the PBID in accordance with the approved apportionment methodology. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram and Boundary Map on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego. The PBID boundary and zones are depicted in the Assessment Engineer's Report as Exhibit A.
2. The Assessment Diagram included in this report shows the PBID, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within the PBID, the same as existed at the time of the passage of the Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon the Assessment Diagram and in the Assessment Roll (Exhibit C).
3. By virtue of the authority contained in said Assessment Law, and by further direction and order of the legislative body, we hereby make the following assessment to cover the costs and expenses of the works of improvement (maintenance) for the PBID based on the costs and expenses as set forth in the Assessment Engineer's Report.

For particulars as to the individual assessments and their descriptions, reference is made to the Assessment Roll (Exhibit C) attached hereto.

DATED: _____, 2003

BOYLE ENGINEERING CORPORATION

By: _____

Eugene F. Shank, PE

C 52792

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.